



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
OCTOBER 14, 2020  
8:30 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Christina Chaney, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Services Supervisor  
Porshia Williams, Code Compliance Manager  
Antonio Wood, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Stephanie Bass, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Paulette DelGrosso, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
Linda Holloway, Senior Code Compliance Officer  
Patrice Jolly, Code Compliance Officer  
Roberta Jones, Code Compliance Officer  
Captain Robert Kisarewich, Fire Safety Captain  
Dorian Koloian, Senior Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Mike Sanguinetti, Code Compliance Officer  
Will Snyder, Code Compliance Officer  
Gail Williams, Code Compliance Officer  
Reginald White, Code Compliance Supervisor

**Respondents and witnesses**

CE20090428: Donald Scaracello  
CE15082026; CE17072237: Jennyfer Espinal  
CE20071065: Stuart Steinberg  
CE19110028: Oscar Soto  
CE19080257: Doron Arad; Yael Salas  
CE18100411; CE18100410: Courtney Crush  
CE19100069: Ryan Abrams  
CE16082022; CE16081989: Carlos Valdes  
CE19041836: Tommy Jacob  
CE20020674: Racquel D'Oyley-Turner  
CE20080848: Fernanda Piexoto  
CE20080232: Scott Colony  
CE19100829: Heriberto Vargas  
FC20020014: Dan Hurt  
CE19021148; CE19070860: Leonardo Farias  
CE20011533: Andrew Dymburt; Jordan Grimaldi  
CE19030931: Joyce Collette  
CE18121032: Mike McFarland  
CE18010578: Reinaldo Perez  
CE19080536: Minnie McNair  
CE17082234: Muhammad Paracha  
CE19071973; CE19071977: Fatina McCutchen  
CE19080759: Blanca Alvarez; Oscar Villa

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CE19070772: Tiffany Bonfiglio

CE19011787: Chad Snyder

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 8:45 A.M.

**Case: FC20020014**

1200 NW 62 ST

Owner: CYPRESS CREEK FLORIDA LLC

Service was via posting at the property on 10/1/20 and at City Hall on 10/1/20.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: F-103.2.5,BCBRA 3/19/2018

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

1:13.3.1.1, FFPC 6th

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

NFPA 1:1.12.1, FFPC 6th ed.,12/31/17

WORK HAS BEEN DONE THAT REQUIRES A PERMIT TO INCLUDE BUT NOT LIMITED TO: DEMOLITION OF THE FIRE SPRINKLER SYSTEM AND REMOVAL OF THE FIRE ALARM SYSTEM.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation. He explained that the scope of work for the demolition did not include demolition of the fire system.

Dan Hurt said a fire inspection was scheduled for 11/18.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, per violation.

**Case: CE20071065**

280 SW 20 AVE 1-2

Owner: SKIPJACK INVESTMENT GROUP LLC

Service was via posting at the property on 9/15/20 and at City Hall on 10/1/20.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-18.47.A.

THIS PROPERTY IS OPERATING HAS A COMMUNITY RESIDENCE AND DOES NOT HAVE THE REQUIRED CERTIFICATION FROM THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT.

Officer Williams presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Stuart Steinberg said the application was in process.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19021148**

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1340 NW 19 AVE

Owner: FYR SFR BORROWER LLC  
%HAVENBROOK HOMES

This case was first heard on 8/15/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$26,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fine.

Leonardo Farias said he had spoken with the contractor, who stated he would call for an inspection on Thursday and the job would be completed by the following Monday.

Judge Purdy imposed the \$26,700 fine, which would continue to accrue until the property was in compliance.

The following two cases for the same owner were heard together:

**Case: CE16081989**

710 N FEDERAL HWY

Owner: LAUDERDALE ONE LLC

This case was first heard on 6/1/17 to comply by 8/3/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$52,200 and the City was requesting the full fine be imposed.

Paulette DelGrosso, Code Compliance Officer, recommended reducing the fines to \$1,068 to cover administrative costs for both cases.

Carlos Valdez said they had worked diligently since 2016 to get the permits and spent tens of thousands of dollars on the property. He agreed to the reduction to administrative costs.

**Case: CE16082022**

Vacate Order of 5/16/2019 and Re-Hear

705 NE 6 TER

Owner: LAUDERDALE ONE LLC

This case was first heard on 6/1/17 to comply by 8/3/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$83,000 and the City was requesting the full fine be imposed.

Judge Purdy vacated the Order dated 5/16/19.

Judge Purdy imposed a fine of \$1,068 for the time the property was out of compliance for both cases.

**Case: CE19070860**

1706 NW 14 AVE

Owner: FYR SFR BORROWER LLC  
%HAVENBROOK HOMES

This case was first heard on 1/16/20 to comply by 2/21/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,000 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Leonardo Farias requested a reduction of the fines because of the amount they had spent on the property. He stated he had kept in touch with the inspector. Officer Jolly said he would not oppose a reduction.

Judge Purdy imposed a fine of \$3,000 for the time the property was out of compliance.

**Case: CE19100829**

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1188 ARIZONA AVE

Owner: VARGAS, HERIBERTO; VARGAS, MARIA

Service was via posting at the property on 9/22/20 and at City Hall on 10/1/20.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b) COMPLIED

18-1. COMPLIED

9-306 COMPLIED

18-12(a) COMPLIED

Officer Koloian presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the owner, Heriberto Vargas.

Mr. Vargas stated he had applied for permits to extend the driveway to accommodate the cars that were now parking on the grass. Officer Koloian said the remaining violation related to the swale area. Mr. Vargas stated he would comply within 35 days, after the driveway was done.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: CE20090428**

21 KENTUCKY AVE

Owner: KENTUCKY AVENUE; APARTMENTS OF FLORIDA LLC

Service was via posting at the property on 9/30/20 and at City Hall on 10/1/20.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE18090507, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

18-4(c) **COMPLIED**

THERE IS A DERELICT VEHICLE ON THE SWALE (OR) ON THE PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE18090507, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

9-280(h)(1) **COMPLIED**

THE WOODEN AND CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE HAS PIECES MISSING AND/OR BROKEN, AND THE CHAIN LINK HAS SECTIONS MISSING AS WELL AS NO SUPPORT POLES. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE18090507, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

Officer Koloian presented the case file into evidence and recommended ordering compliance with 18-12(A) within 10 days

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or a fine of \$50 per day, and requested a finding of fact that the other two violations had existed as cited.

Donald Scaracello confirmed that the only remaining violation was the trash.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day, and found in favor of the City that violations 18-4(c) and 9-289(h)(1) had existed as cited.

**Case: CE19110028**

323 MOLA AVE

Owner: ASHITA HOMESTEAD LLC

Service was via posting at the property on 10/5/20 and at City Hall on 10/1/20.

Stephanie Bass, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 47-19.3.(f)(4)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR CITY RIGHT-OF-WAY.

Officer Bass explained that this case had been continued from 9/9/2020 to allow the City time to review the seawall plans. On 10/7/20, a site inspection had been conducted by the Public Works Director and he was requesting another continuance to 12/9/2020. Ms. Jordan said the case would be rescheduled for January 2021.

Oscar Soto agreed to the continuance.

Judge Purdy continued the case to January 2021.

**Case: CE19070772**

3051 NW 17 ST

Owner: 3051 NW 17 STREET LAND TR  
BONFIGLIO, TIFFANY TRUSTEE

This case was first heard on 11/7/19 to comply by 11/18/19 and 2/7/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, displayed photos from two days prior and noted the damage to the landscaping on the front swale.

Tiffany Bonfiglio said the grass was dead because people parked on the swale and noted that they would continue to park there. Officer Caracas agreed to meet Ms. Bonfiglio on the property to discuss what must be addressed and possible solutions.

Judge Purdy imposed the \$19,300 fine, which would continue to accrue until the property was in compliance.

**Case: CE19011787**

3543 DAVIE BLVD

Owner: PEDRO BELTRAN ROJAS INC

This case was first heard on 8/1/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, reported there was no business tax receipt for the business.

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Chad Snyder, contractor, said they had permits and were in the process of completing work and calling for inspections. He requested an extension because their work was being delayed due to the pandemic.

Judge Purdy imposed the \$11,700 fine, which would continue to accrue until the property was in compliance.

**Case: CE20080848**

Citation

1116 W BROWARD BLVD

Owner: IDD PROPERTIES LLC

This case was first cited on 8/20/20 to comply by 8/27/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, recommended imposition of the full fine.

Fernanda Piexoto requested a fine reduction. She said this was an ongoing problem at the property. Officer Koloian requested the full amount because this property was on a major thoroughfare.

Judge Purdy imposed the \$2,400 fine.

**Case: CE20080232**

1117 NE 5 AVE

Owner: SAIC 1117 NE 5 AVE LLC

Service was via posting at the property on 9/18/20 and at City Hall on 10/1/20.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS VACANT PROPERTY IS IN DISREPAIR AND IS NOT BEING  
MAINTAINED AS REQUIRED.

18-4(c)

THERE ARE DERELICT VEHICLES OR TRAILER ON THE SWALE/RIGHT-OF-WAY OF  
THIS VACANT PROPERTY.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 9-280(h)(1) within 35 days or a fine of \$50 per day, and to grant the City the right to tow any derelict vehicle parked on the swale/right-of-way, effective immediately. He stated there was a vehicle repair shop adjacent to this lot and neighbors complained that the lot was being used for overflow from the shop, creating a nuisance. Officer Caracas informed Scott Colony that the cost of the towing would be against the vehicle owner.

Mr. Colony displayed his own photos of the property and said Sunrise Collision Center on NE 4<sup>th</sup> Avenue had broken the fence in order to use the lot for vehicle storage. He said he would install tow signs on the property.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, and granted the City the right to tow any derelict vehicle parked on the swale/right-of-way, effective immediately.

**Case: CE19100069**

Request for Extension

625 CORAL WAY

Owner: VALERIO, THOMAS A

This case was first heard on 2/6/20 to comply by 3/12/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$6,600.

Will Snyder, Code Compliance Officer, recommended no extension be granted.

Ryan Abrams, attorney, said they were addressing the dock repairs which would cost the owner approximately \$100,000

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and requested an extension. Officer Snyder noted that the dock was under water at high tide and the balcony on the home appeared about to collapse. He requested staff show the photo evidence. He noted the case was almost one year old. Mr. Abrams objected to Officer Snyder bringing up the balcony, since that violation was not on the agenda.

Mr. Abrams said the photo of water on the dock was "meaningless." Ms. Hasan pointed out the photo showed the dock was sinking and indicated the unsafe condition that had been determined to exist.

Judge Purdy granted a 36-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/19/20 hearing.

The following two cases for the same owner were heard together:

**Case: CE18100410**

608 BREAKERS AVE

Owner: SEAWIND PLAZA LLC

This case was first heard on 2/7/19 to comply by 3/14/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$25,200 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, requested a continuance for both cases. He said there was a question of when the property should have been considered in compliance by the City.

Courtney Crush, attorney, agreed.

Judge Purdy granted a continuance to 11/19/20.

**Case: CE18100411**

600 BREAKERS AVE

Owner: SEAWIND PLAZA LLC

This case was first heard on 2/7/19 to comply by 3/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$31,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said this was now in compliance and there was a question of when the property should have been considered in compliance by the City.

Judge Purdy granted a continuance to 11/19/20.

**Case: CE20020674**

1070 NW 23 TER

Owner: D'OYLEY, RACQUEL SIMONE

Service was via posting at the property on 9/22/20 and at City Hall on 10/1/20.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-313.(a)

COMPLIED

9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR AND A SECTION OF THE FENCE HAS BECOME DETACHED AND IS RUSTED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, ARE IN DISREPAIR. THERE ARE AREAS OF THE

EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

9-278(e)  
COMPLIED

Officer Proto presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Racquel D'Oyley-Turner said she was having difficulty getting someone to repair the fascia. She said she was having the windows replaced in January and requested until then so she could repaint the entire house at once. She also needed to find the money to replace the fence.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

The following two cases for the same owner were heard together:

**Case: CE19071973**

2709 NW 20 ST

Owner: MCCUTCHEN, LOUIS N

This case was first heard on 1/16/20 to comply by 1/26/20 and 2/20/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,625 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Karen Proto, Code Compliance Officer, recommended imposition of the fines.

Fatina McCutchen said her 93-year-old father, the owner, had been in and out of the hospital for the past few months and she had been unaware of this situation. She requested more time to address the violations.

Porshia Williams, Code Compliance Manager, suggested an extension to the first meeting in December.

Judge Purdy granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/9/20 hearing.

**Case: CE19071977**

2713 NW 20 ST

Owner: MCCUTCHEN, LOUIS N

This case was first heard on 11/7/19 to comply by 2/6/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/9/20 hearing.

**Case: CE19080759**

2711 NW 16 CT

Owner: ENCORE REALTY TR  
ENCORE MANAGEMENT LLC TRUSTEE

This case was first heard on 2/6/20 to comply by 3/5/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,775 and the City was requesting the full fine be imposed.

Karen Proto, Code Compliance Officer, recommended imposition of the fines.



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Oscar Villa requested a fine reduction.

Judge Purdy imposed the \$1,775 fine.

Judge Purdy took a brief recess.

**Case: CE19080536**

1761 NW 29 TER

Owner: MCNAIR, MINNIE PEARL

This case was first heard on 11/7/19 to comply by 12/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Karen Proto, Code Compliance Officer, recommended imposition of the fines.

Minnie McNair said she had gone "above and beyond" what needed to be done. Her daughter said the family had no more money for the violations. Officer Proto agreed the family had done a lot of work and said there were still items stored on the porch under tarps. She agreed to meet at the property to discuss what needed to be done and recommended an extension.

Judge Purdy granted a 14-day extension, during which time no fines would accrue.

**Case: CE19030931**

1406 NW 15 TER

Owner: COLLETTE, JOYCE M THOMPSON, ANTHONY A EST

This case was first heard on 7/18/19 to comply by 8/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$21,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, recommended imposition of the fines.

Joyce Collette said Mr. Thompson had recently died and she needed additional time and help to address the violations. Officer Snyder suggested a 63-day extension, and said he was not aware that Mr. Thompson had recently died.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE19080257**

416 COCONUT ISLE DR

Owner: 416 COCONUT ISLES LLC

This case was first heard on 12/19/19 to comply by 1/30/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, recommended imposition of the fines.

Yael Salas said a tenant had neglected the property and they had begun an eviction proceeding in January. The tenant had appealed and eventually received protection from eviction due to the pandemic. The tenant had denied them access and been intimidating. They had finally evicted the tenant on October 7 and they had hired a contractor, who was in the process of pulling a demolition permit. She requested an extension.

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Officer Snyder confirmed he had discussed this with Ms. Salas but he had received no proof. Ms. Salas said she had sent the contractor's document through the City's website and sent additional documentation to Ms. Green-Griffith. Judge Purdy insisted that the roof cleaning be addressed immediately.

Judge Purdy granted a 14-day extension, during which time no fines would accrue.

**Case: CE19041836**

716 NW 14 WAY

Owner: ANAVIKA ESTATES LLC  
L SQUARE INVESTMENTS LLC

This case was first heard on 5/16/19 to comply by 6/6/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$30,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, recommended imposition of the fines.

Tommy Jacob said he thought once they submitted the permit applications the fines would stop. He said it would take more time to address the violations and requested an extension. Officer Snyder said this property had been out of compliance for a very long time and had changed hands a few times.

Judge Purdy imposed the \$30,300 fine, which would continue to accrue until the property was in compliance.

**Case: CE18022120**

537 NW 15 WAY

Owner: BUTLER, IRA L SR BUTLER, IRA LEE JR

This case was first heard on 5/16/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,70 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Roberta Jones, Code Compliance Officer, stated the violations were not in compliance and recommended imposition of the fines.

Ira Butler said he had done some work and acknowledged the house needed paint. He said the utility room door had been replaced and the entire roof had been replaced.

Officer Jones said it appeared the house was being eaten by termites and Mr. Butler should address that issue.

Judge Purdy imposed the \$23,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE18010578**

1517 NW 4 AVE

PEREZ, RENALDO

**Lien Reduction**

Notice was emailed to the owner on 10/6/2020. Katrina Jordan, Presenter, testified that the lien amount was \$126,800 and City administrative costs totaled \$1,442.72. The applicant had offered \$1,000 and the City was requesting \$12,680.

Reinaldo Perez said they had improved this and other properties in the neighborhood. He requested a reduction to hard costs. He said it had taken time to perform the renovations because of funding issues.

Judge Purdy reduced the lien amount to \$6,442.72 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE17072237**

**Lien Reduction**

404 NW 21 TER  
CRANEADOS LLC

Notice was emailed to the owner on 10//6/2020. Katrina Jordan, Presenter, testified that the lien amount was \$101,850 and City administrative costs totaled \$1,131.40. The applicant had offered \$1,200 and the City was requesting \$5,092.50.

Jennyfer Espinal said they had remodeled the property to make sure it was in compliance. She said they had spent a lot of money on the property.

Judge Purdy reduced the lien amount to \$5,092.50 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE15082026**

**Lien Reduction**

140 CAROLINA AVE  
RODRIGUEZ, PEDRO & ACOSTA JESSIE RODRIGUEZ

Notice was emailed to the owner on 10//6/2020. Katrina Jordan, Presenter, testified that the lien amount was \$3,100 and City administrative costs totaled \$421.30. The applicant had offered \$310 and the City was requesting \$1,550.

Jennyfer Espinal said they had been unaware of the lien when they purchased this property. She reported they had remodeled this property and requested a reduction.

Judge Purdy reduced the lien amount to \$1,550 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE17082234**

**Lien Reduction**

2090 NE 55 CT  
PARACHA INVESTMENTS LLC

Notice was emailed to the owner on 10//6/2020. Katrina Jordan, Presenter, testified that the lien amount was \$23,225 and City administrative costs totaled \$1,191. The applicant had offered \$550 and the City was requesting \$2,320.50.

Muhammad Paracha said he had replaced the roof and windows on the property. He requested the minimum possible fine.

Judge Purdy reduced the lien amount to \$2,320.50 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18121032**

**Lien Reduction**

1501 SW 4 CT  
MCFARLAND, MICHAEL T

Notice was emailed to the owner on 10//6/2020. Katrina Jordan, Presenter, testified that the lien amount was \$84,500 and City administrative costs totaled \$613.28. The applicant had offered \$613.28 and the City was requesting \$16,900.

Michael McFarland said he was caring for his ill parents in Stuart, and been told he did not need to attend the first hearing but would be granted an extension because he had called to request one. He had subsequently been informed that fines were running from the first citation. Mr. McFarland said he had fallen behind on the mortgage and had to sell the home. He stated \$16,000 represented 2% of his life savings and he needed the money to care for his parents.

Judge Purdy reduced the lien amount to \$10,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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**Case: CE20030572**

3150 SW 20 ST

Owner: MCCLAREN, STEPHEN & TERI

Service was via posting at the property on 9/29/20 and at City Hall on 10/1/20.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING/PEELING PAINT.

47-39.A.1.b.(6)(b)

THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC BINS, HANDCARTS, TARPS AND OTHER MISCELLANEOUS ITEMS AT THE SUBJECT PROPERTY.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

**Case: CE20071072**

2323 SW 19 AVE

Owner: PALMS AT RIVER OAKS LLC

Service was via posting at the property on 9/24/20 and at City Hall on 10/1/20.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT PROPERTY AND SWALE AREA.

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

**Case: CE19121106**

1309 NW 8 AVE

Owner: EL MAR INVESTMENTS LLC

Service was via posting at the property on 9/16/20 and at City Hall on 10/1/20.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPE. THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS; WHEEL-STOPPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

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Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

The following two cases for the same owner were heard together:

**Case: CE20080483**

1603 SW 30 AVE

Owner: RKR PRIME ENTERPRISES LLC

Service was via posting at the property on 9/18/20 and at City Hall on 10/1/20.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS CORNER CHAIN  
LINK FENCED VACANT LOT PROPERTY AND ITS SWALE AREAS.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

**Case: CE20080485**

1611 SW 30 AVE

Owner: RKR PRIME ENTERPRISES LLC

Service was via posting at the property on 9/18/20 and at City Hall on 10/1/20.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS CORNER CHAIN  
LINK FENCED VACANT LOT PROPERTY AND ITS SWALE AREAS.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

**Case: CE20030391**

2830 NW 24 ST

Owner: DAWKINS, CLIFTON

Service was via posting at the property on 9/22/20 and at City Hall on 10/1/20.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: BCZ-39-133(e)(1)

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL  
PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THE EXTERIOR  
BUILDING WALLS ARE STUCCOED AND MISSING PAINT.

Officer Proto presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

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**Case: CE20030418**

2650 NW 21 ST

Owner: MCCUTCHEON, MARQURITE WALKER

Service was via posting at the property on 9/22/20 and at City Hall on 10/1/20.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: BCZ-39-275(6)(B)

THERE IS OUTDOOR STORAGE IN THE FRONT AND REAR YARD CONSISTING OF  
TARPS, LADDERS, BRICKS AND OTHER MISCELLANEOUS ITEMS.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT  
AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING  
GROUND COVER ON THE PROPERTY AND SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL  
PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE  
AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING  
PAINT. THERE IS A BOARD COVERING THE REAR WINDOW OF THIS PROPERTY.

Officer Proto presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE20030502**

NW 21 AVE

WILLIAMS, BESSIE M

Service was via posting at the property on 9/22/20 and at City Hall on 10/1/20.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: BCZ-39-79(e)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT  
AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING  
GROUND COVER ON THE PROPERTY AND SWALE.

BCZ-39-133(e)(3)

THE CHAIN LINK FENCE IS IN DISREPAIR. THE FRONT GATE IS BROKEN, THE  
FENCE RAILS ARE BENT AND THE FENCE IS LEANING OVER.

BCZ 39-296.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE VACANT  
LOT IS BEING USED TO STORE VEHICLES AND COMMERCIAL TRUCKS. THIS IS  
PROHIBITED USE FOR B-3 COUNTY ZONED PROPERTY PER SECTION 39-295.

9-305(a) COMPLIED

18-4(c)

THERE IS A DERELICT VEHICLES BEING STORED ON THE PROPERTY.

18-12(a) COMPLIED

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Officer Proto presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE20030606**

2841 NW 24 ST

Owner: KG INVESTMENTS GROUP LLC

Service was via posting at the property on 9/22/20 and at City Hall on 10/1/20.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) COMPLIED

BCZ-39-275(6)(B)

NON-PERMITTED LAND USE IN ZONING DISTRICT. UN-ROOFED OUTDOOR STORAGE UNDER THE CARPORT AND THE BACK OF THE PROPERTY COVERED BY TARPS.

18-12(a) COMPLIED

BCZ-39-133(e)(1) COMPLIED

Officer Proto presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day.

**Case: CE20030351** Vacate Order of 8/13/2020 and Re-hear

200 SW 2 ST

Owner: WILLIAM BERKE & ALAM BERKE; TRUSTEES LLC

This case was first cited on 3/9/20 to comply by 3/11/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting no fine be imposed.

Judge Purdy vacated the Order dated 8/13/20/20.

Judge Purdy imposed no fine.

**Case: CE19091260**

1816 NW 24 TER

Owner: CHASE OF FL 1 LLC

This case was first heard on 1/16/20 to comply by 2/13/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,600 fine, which would continue to accrue until the property was in compliance.

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**Case: CE19100052**

1045 NW 5 AVE

Owner: DARGENSON, YVENOLINE

This case was first heard on 1/16/20 to comply by 2/13/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$11,650 fine, which would continue to accrue until the property was in compliance.

**Case: CE19031356**

1990 NW 9 AVE

Owner: SUNTRAX CORP % HADIGA HAIDER

This case was first heard on 8/1/19 to comply by 10/3/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,850 fine, which would continue to accrue until the property was in compliance.

**Case: CE19081231**

170 GEORGIA AVE

Owner: DELICE, DEJACMAR

This case was first heard on 1/16/20 to comply by 3/5/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$7,650 fine, which would continue to accrue until the property was in compliance.

**Case: CE20011533**

CITATION

1401 NE 14 ST

Owner: DYMBURT, ANDREW T

This case was first cited on 6/24/20 to comply by 6/29/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,200 and the City was requesting a \$1,600 fine be imposed.

Judge Purdy imposed a fine of \$1,600 for the time the property was out of compliance.

**Case: CE19091251**

1381 SW 25 AVE

Owner: ROBALINO, DIEGO SANCHEZ, TANIA

This case was first heard on 1/16/20 to comply by 2/13/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,150 fine, which would continue to accrue until the property was in compliance.



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**Case: CE19061660**

1617 NW 11 PL

Owner: TURNER, LILLIE

This case was first heard on 8/15/19 to comply by 8/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,475 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$11,475 fine, which would continue to accrue until the property was in compliance.

**Case: CE19061666**

1225 NW 11 PL

Owner: REED, JOHNNY

This case was first heard on 11/7/19 to comply by 1/9/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,950 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,950 fine.

**Case: CE19070675**

1748 NW 29 WAY

Owner: POOLE, JAMES

This case was first heard on 11/7/19 to comply by 11/18/19 and 2/7/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$15,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE19110955**

2325 NW 15 CT

Owner: 2325 DILLARD LAND TR;  
GARCIA, LILIANA TRUSTEE

This case was first heard on 1/16/20 to comply by 1/23/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,300 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$5,300 fine.

**Case: CE20060445**

Citation

17 S FORT LAUDERDALE BEACH BLVD 310

Owner: THOR GALLERY A BEACH PLACE LLC;  
%RYAN LLC - DIVINA TAVERAS

This case was first cited on 6/11/20 to comply by 7/2/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$15,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE19082195**

438 NW 20 AVE

Owner: GLEENROBB428 LLC

This case was first heard on 12/19/19 to comply by 2/6/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,975 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,975 fine, which would continue to accrue until the property was in compliance.

**Case: CE19031966**

520 SW 29 AVE

Owner: GLASPER, MARVA

This case was first heard on 1/16/20 to comply by 2/20/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,875 and the City was recommended reducing the fines to \$672 to cover administrative costs.

Judge Purdy imposed a fine of \$672 for the time the property was out of compliance.

**Case: CE19041001**

3400 BERKELEY BLVD

Owner: BALAM, ANDREW

This case was first heard on 1/16/20 to comply by 1/26/20 and 2/20/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$7,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE19050562**

920 NW 2 AVE

Owner: COOPER, CORBEL G & COOPER, HILDA

This case was first heard on 12/19/19 to comply by 12/29/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$15,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE19062029**

720 NW 4 AVE

Owner: TESTA, CENTORAMI, POLISENA LLLP

This case was first heard on 1/16/20 to comply by 2/20/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,625 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,625 fine, which would continue to accrue until the property was in compliance.

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**Case: CE19051103**

741 NW 15 WAY

Owner: GABRIELA'S INVESTMENT LLC

This case was first heard on 12/19/19 to comply by 12/29/19 and 1/30/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$23,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE19060256**

1820 NW 3 CT

Owner: SWANSON, LEVORIA

This case was first heard on 8/15/19 to comply by 10/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$7,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE20060491**

CITATION

74 FIESTA WAY

Owner: BROWN, JOHN A

This case was first heard on 6/10/20 to comply by 7/1/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$15,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE19100850**

Vacate Order of 9/9/2020 and Re-hear

1544 NW 9 AVE

Owner: ESCRIBANO, AGUSTINA

This case was first heard on 9/9/20 to comply by 9/30/20. Violations and extensions were as noted in the agenda. The property was not in compliance.

Judge Purdy vacated the Order dated 9/9/20.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b)

WITHDRAWN

9-305(a) COMPLIED

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE INCLUDING A LARGE AREA OF BARE DIRT IN THE REAR OF THE PROPERTY THAT APPEARS IS BE UTILIZED AS A PARKING SURFACE.

9-304(b)

THE PARKING AREA IS NOT BEING MAINTAINED IN A NEAT WELL KEPT MANNER. THERE ARE VEHICLES AND TRAILERS BEING PARKED ON THE LAWN.

47-34.4.B.1. COMPLIED

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT. THERE ARE SEVERAL BROKEN WINDOWS AS WELL.

18-12(a)

COMPLIED

47-21.16.A

THERE ARE SEVERAL DEAD TREE STUMPS ON THE PROPERTY.

Officer Holloway presented the case file into evidence. She had met with the owner and agreed to recommend ordering compliance within 91 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation.

**Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19120770	CE20090522	CE20020386	CE20020660
CE20030181	CE20081033		

**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20021010	CE19031263
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**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20011553	CE20060227
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**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20080909	CE18091383
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**Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

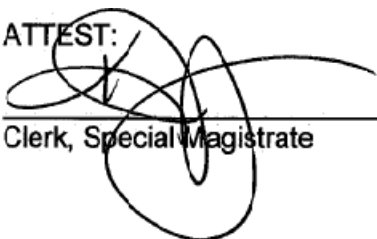
**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 12:57 P.M.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

ATTEST:  
  
\_\_\_\_\_  
Clerk, Special Magistrate